### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John க. க் Jeanette \_\_\_\_legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section\_1B02.3C.1 to permit a side yard setback of

5' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This proposed addition would allow us to consolidate our utilities and separate them from our living quarters. Our house is presently heated by a space heater centrally located in our living room. Above the space heater, on the second floor, is our hot water heater. In the past, the water heater has ruptured; flooding the heating system & our living room. Because of our extremely small kitchen, the clothes dryer & freezer are located in the rear of our garage. This proposed addition would allow centralization of all our utilities: water heater, furnace, freezer, washer, and dryer.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balintere County adopted pursuant to the Zoning Law For Baltimore County. Contract purchaser ddress 7827 Fairgreen Road Bultimore, Md 21222 288-2950 Protestant's Attorney Petitioner's Attorney

of February, 19380, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Paltimore County in Room 106, County Office Building in Towson, Baltimore

\_\_\_day of\_\_\_\_March\_ A. M.

RE: PETITION FOR VARIANCE SE/S of Fairgreen Rd., 179.31'

: BEFORE THE ZONING COMMISSIONER

NE of Sollers Point Rd., 12th District OF BALTIMORE COUNTY

JOHN A. WALKER, et ux, Petitioners : Case No. 80-186-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

\_\_\_\_

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. John A. Walker, 7827 Fairgreen Road, Baltimore, Maryland 21222, Petitioners.

## BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

000

FOR

RECEIVE

March 14,1980

Zoning Commissioner of Baltimore County.

Nicholas B. Commodari Chairman MEMBERS

Burcau of

Engineering

Department of

Fire Provention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Traffic Engineering

State Reads Commission

Mr. & Mrs. John A. Walker 7827 Fairgreen Road Baltimore, Maryland 21222

RE: Item No. 62

Petitioners - John A. Walker, et ux Variance Petition

Dear Mr. and Mrs. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of the fact that revised site plans were submitted indicating that the proposed addition will not be constructed over the utility easement along the south property line, this petition was scheduled for a hearing.

Particular attention should be afforded to the revised comments of the Department of Permits and Licenses concerning the excavation for the proposed construction.

Item No. 62 Page Two March 14, 1980

Enclosed are all comments submitted to this office from the Committee Member, at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:sj enclosures



THORNTON M. MOURING DIRECTOR

November 16, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #62 (1979-1980) Property Cwner: John A. & Jeanette L. Walker S/ES Fairgreen Rd. 179.31' N/E Sollers Point Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'. pistrist: 12th

E-SW Key Sheet 19 SE 21 Pos. Sheet

SE 5 F Topo

110 Tax Map

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

There is a public 10-inch sanitary sewer within the "10-foot wide public path", and there is a public storm drain along the southeasterly side of this property. The utilities were constructed by The Dundalk Company, and are now County maintained.

There is a 5-foot utility reservation in the adjoining Lot 15, contiguous to the common side property line of Lots 14 and 15, Block 2, shown on "Dundalk Plat No. 7", recorded C.H.K. 13, Folio 22 and 23. However, the size of the storm drain (18 or 24-inch) and its centerline alignment, and thus the location of the drain relative to this Lot 14 and the existing and proposed improvements thereon is unknown. It is the responsibility of the Petitioner to locate and indicate the relationship of the existing storm drain to his property line and proposed addition.

A drainage and utility easement, a total of 10 feet in width, is required for County maintenance of this storm drain. The easement is to be centered upon the existing storm drain; therefore, any additional width necessary, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements. During the course of future construction on this property, protection must be afforded by the contractor for this public storm drain. Any damage sustained would be the full responsibility of the Petitioner.

Chief, Bureau of Engineering

cc: D. Grise, J. Somers, J. Wimbley

7827 Fairgreen Road Baltimore, Maryland 21222

of February , 1980.

Petitioner's Attorney

Mr. & Mrs. John A. Walker

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this \_\_\_\_\_\_ day

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner John A. Walker, et ux

\_Reviewed by://www. Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker Location: SE/S Fairgreen Road 179,31' NE Sollers Point Road Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10' District: 12th

This office has reviewed the subject putition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Planner III Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Paltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Beltimore County, this 23 day of March, 1980, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling, in accordance with the site plan, revised February 14, 1980, should be and the same is GRANTED, nd after the date of this Order, subject, however, to the following restric-

> 1. In the construction of the addition, there shall be no encroachment, by footing, roof overhang, or otherwise, into the five foot drainage and utility easement running parallel with and adjacent to the southern property line.

FOR

RECEIVED

ORDER

DATE

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the ariance(s) to permit

Zoning Commissioner of Baltimore County

October 15, 1979

MICROFILMED



DONALD ROOP, M.D., M.P.H.

DEPUTY STATE AL C COUNTY HEALTH OFFICER

November 14, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

are anticipated.

IJF/JRP/fth&

Comments on Item #62, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

John A. & Jeanette L. Walker SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd. D.R. 5.5 Variance to permit a side setback of 2.5: in

lieu of the required 10'. District: 12th

Metropolitan water and sewer exist; therefore, no health hazards

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

MICROFILMED



October 8, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner John A. & Jeanette L. Walker

Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.

Ttem No. 62

Zoning Agenda: Meeting of 9/25/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments. at this time.

Planning Group Fire Prevention Bureau Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR.

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item # 62 Zoning Advisory Committee Meeting, February 26, 1980

Property Owner: John A. & Jeanette L. Walker Location: S/E/S Fairgreen Road 1/9.31' NE Sollers Point Road Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978,

X B. A building/ \_\_\_\_permit shall be required before beginning construction. maybe
Residential: Three sets of construction drawings / required to file a permit

application. Architect/Engineer seal is/is not required.

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Ealtimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

. Comments - The owner is advised that any work requiring excavation on the pipe location within the basement could result in foundation problems unless the testings are provided at a depth below any proposed or existing piping.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to

be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

CEB: TT1

PRODRTY DESCRIPTION

OWNER: John A. Walker

ADDRESS: 7827 Fairgreen Road Baltimore, Maryland 21222

BEGINNING at a point 179.31 feet northeast of Sollers Point Road, on the south side of Fairgreen Road, as recorded in the Land Records of Baltimore County in Plat Book C. H. K. No. 13, Folio 23, in the Plat of Lot 14, otherwise known as 7827 Fairgreen Road, in Dundalk,

the 12th Election District.

BAL MORE COUNTY, MARYI ND

INTER-OFFICE CORRESPONDENCE

February 22, 1980

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-186-A Item 62

SUBJECT\_\_\_\_\_

Petition for Variance for a side yard setback Southeast side of Fairgreen Road, 179.31 feet Northeast of Sollers Point Road Petitioner - John A. Walker, et ux

Twelfth District

HEARING: Tuesday, March 18, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Heeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63, Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, Wich Tetward W. Nick Petrovich, Field Representative

ALVIN LORECK

MRS. MILTON R. SMITH, JR.

Charles E. Burnham, Chief

drawing submitted to the office of Planning and Zoning and are not

Comment. Walls within 3'-0 of property line shall be solid masonry to comply with Item "G" above or be non-combustible.

NOTE: These comments reflect only on the information provided by the

to be construed as the full extent of any permit.

JOSEPH N. MCGOWAN, PRESIDENT

beteice dura

JUL 22 1930

department of permits and license TOWSON, MARYLAND 21204

Office of Planning and Zoning

Existing Zoning: D.R. 5.5

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

are as follows:

required 10'.

District:

Mr. William E. Hammond, Zoning Commissioner

The items checked below are applicable:

1970 Edition and the 1971 Supplement,

application for a building permit.

of property line.

an application for a building permit.

Building Code. See Section

Comments on Item #62 Zoning Advisory Committee Meeting, September 25, 1979

Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the

Property Owner: John A. & Jeanette L. Walker NE Sollers Point Road Location:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)

X B. A building permit shall be required before construction can begin.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an

F. Three sets of construction drawings with a registered Maryland

Architect or Engineer's original scal will be required to file

XG. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"

H. Requested setback variance conflicts with the Baltimore County

C. Additional \_\_\_\_\_\_Permits shall be required.

and other applicable codes.

JOHN D. SEYFFERT

REVISED PLANS

ATB 1 9 '80 AM

OFFICE OF PLANNING & ZONING

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	STEPA BARIMORE COUNTY		
	( ) ( ) ( ) DALTIMORE COUNTY ( ) OFFICE OF PLANELISS & ZONING		
	10W50N, MARYLAND 21204 494-3353		
	494 0000	•	
	WILLIAM E. HAMMOND		
	ZONING COMMISSIONER	March 25, 1980	
; }	Mr. & Mrs. John A. Walker		
	7827 Fairgreen Road		
	Baltimore, Maryland 21222		
		RE: Petition for Variance	
* *		SE/S of Fairgreen Road,	179.31
1		NE of Sollers Point Road	
Î		Election District	
		John A. Walker, et ux -	
		Petitioners	
		NO. 80-186-A (Item No.	62)
	Dear Mr. & Mrs. Walker:		
	Dear Wil, & Wils. Walker:		
	I have this date passed my Or	der in the above referenced matter	in ac-
	cordance with the attached.		
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		Very truly yours,	*,
		64 65/1-	<del></del>
	•	Hilliam & Old	مستوسف دييت
		WILLIAM E. HAMMOND	
		Zoning Commissioner	
•	WEH/srl	•	
	Attachments		
	Attacimients	•	
	cc: John W. Hessian, III, Esquire		
	People's Counsel		
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1 sign

SE/S of Fairgreen Road, 179.31

WEH/srl	
Attachments	
cc: John W. Hessian, III, Esquire	
People's Counsel	2/Ele-519-1-
	Zoning Commissioner
	25017 11
PETITION MAPPING PROGRESS SHEET	PETITION FOR VARIANCE CERTIFICATE OF PUBLICATION
Wall Map Original Duplicate Tracing 200 Sheet	ZONING: Petition for Variance for a side yard setback LOCATION: Southeast side of Port
FUNCTION date by date by date by date by	of Soliana Dalas Northeast
Descriptions checked and outline plotted on map	PUBLIC HEARING: Room 106. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  THIS IS TO CERTIFY, that the annexed advertisement v
Petition number added to outline	The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  Petrion for Variance to permit a
Denied	side yard setback of 5 feet in iteu of the required 10 feet  The Zoning Regulation to be excepted as follows:  Section 1802.3C.1—side yard setback All that parcel of land in the
Granted by	Twelfth District of Baltimore County  Beginning at a point 179.81 feet northeast of Sollers Point Road, on the south selections of Sollers Point Road, on the sollers Point Road, on the sollers Road Road Road Road Road Road Road Road
ZC, BA, CC, CA	as recorded in the Land Records of 19_80.
Revised Plans:  Change in outline or descriptionYesNo	of Dundalk, Lot 14, otherwise known as 7827 Fairgreen Road, in the 12th Election District.  Being the property of John A.  Walker, et us.
Previous case: 73-/54 A Map #	Hearing Date: Tuesday, March 18, 1950 at 9:30 A.M.  Public Hearing: Poor to G.  Cost of Advertisement. \$
Other cause in the ones	Avenue, Towson, Mary; 1  By Order Of  WILLIAM B. HAMMOND
80-186-9	Zoning Commissioner of Baltimore County Feb. 28.
CERTIFICATE OF POSTING	
ZONING DEPARTMENT OF BALTIMORE COUNTY  Towson, Maryland	
2///	
Date of Posting 3/1/80	
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Posted by Selan Colombon Date of return: 2/4/80	TION ON SIGNATION OF SIGNATION ON SIGNATION OF SIGNATION ON SIGNATION OF SIGNATION
Signature	RAYL TO O O O O O O O O O O O O O O O O O O

Mr. William E. Hammond

Towson, Maryland 21204

Room 109, County Office Building

**Building Permit Application** 

12th Election District

We, the undersigned, being the owner of the above mentioned property

We hereby relieve our builder, Baltimore County Maryland and you

and the appliant for the above referenced building permit, do hereby acknowl-

edge that we are fully aware of your Order being subject to a thirty (30) day

appeal period, but wish to go alread with the construction of improvements on

from any liability or responsibility in this matter and agree to assume any

the appeal period if an appeal is filed after construction has begun.

and all financial responsibility for any consequences which might arise during

the property prior to the expiration of said appeal period.

Zoning Commissioner

Dear Mr. Hammond:

TAP ACCOUNT 12-23	-004520		THE BUILDING ENGIN N, MARYLAND 21204	. [1	LC JOH	12F1C12	GF 2
BUILDING ACCIPESS	7827 5	AIRGREEM ROAD		Į			~ A
OWNERS NAME				ſ	25017		PILINCY
MAILING ADDRESS	John W 7827 F	AIRGREEN ROAD,	BALTO. MO.	21222	HX COOTI	12	16
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BUILDING CONTRACTOR	OWNER		<u> </u>		_	12	
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B. OWNERSHIP    PRIVATELY OWNED    ESTIMATED COST OF MATERIAL & LABOR    D. TYPE OF (   MALCHRY   WOOD FRAME   TYPE OF HI    LAB   OIL    TYPE OF SEW	2 PUBLICLY OWNED  1.500 00  SPIRE  CONSTRUCTION  3 STRUCTURE STEEL  4 RENF CONCRETE  EATING FUEL  3 ELECTRICITY	CHECK APPROPRIATE CATEGO  24 PROPOSED USE(S) A LE  EXISTING USE(S)  TYPE OF WATER SU  1 PUBLIC SYSTEM 2 PRIVATE SYSTEM 1S THERE CENTRAL 1 VES 2 NO 1S THERE AN INCINE 1 NO 2 YES WITH	PPLY  EXISTS PROPOSED  EXISTS PROPOSED  AIR CONDITIONING  RATOR  AIR POLLUTION CONTROL	20 SWIND 21 TANK 22 TRANK 23 OTHE  23 TOTAL NO  1. TOTAL NO  2 EFFICIENC 3 ONE BEDE	RESIDENT SINGLE FAMIL OF BEOROOMS	TAL ONLY Y UNITS	<u>Y</u>
B. OWNERSHIP  PRIVATELY OWNED  ESTIMATED COST OF MATERIAL & LABOR  D. TYPE OF (  WALDERY  WOOD FRAME  TYPE OF HI  TYPE OF SEW  PUBLIC SEWER	2 PUBLICLY OWNED  1.500 00  SPINION  CONSTRUCTION  TO STRUCTURE STEEL  TO REINF CONCRETE  EATING FUEL  COAL	CHECK APPROPRIATE CATEGO  24 PROPOSED USE(S) SALE  EXISTING USE(S)  TYPE OF WATER SU  1 PUBLIC SYSTEM 2 PRIVATE SYSTEM 1S THERE CENTRAL 1 VES 2 NO 1S THERE AN INCINE	PPLY  EXISTS PROPOSED  EXISTS PROPOSED  AIR CONDITIONING  RATOR  AIR POLLUTION CONTROL  LLUTION CONTROL	20 SWIND 21 TANK 22 TRANK 23 OTHE 23 OTHE  1. TOTAL NO 2 EFFICIENC 3 CHE BEDS 4 TWO BEDS	RESIDENT SINGLE FAMIL OF BEOROOMS	TAL ONLY Y UNITS	<u>Y</u>
B. OWNERSHIP  PRIVATELY OWNED  ESTIMATED COST OF MATERIAL & LABOR  D. TYPE OF (  WALDERY  WOOD FRAME  TYPE OF HI  LIMAS  TYPE OF SEW  PUBLIC SEWER  PRIVATE SYSTEM  SEPTIC	2 PUBLICLY OWNED  1.500 00  SPACE  CONSTRUCTION  3 STRUCTURE STEEL  4 RENF CONCRETE  EATING FUEL  3 ELECTRICITY  4 COAL  AGE DISPOSAL  PROPOSED  EXISTS PROPOSED	CHECK APPROPRIATE CATEGO  24 PROPOSED USE(S)  24 PROPOSED USE(S)  EXISTING USE(S)  TYPE OF WATER SU  1 PUBLIC SYSTEM  2 PRIVATE SYSTEM  1S THERE CENTRAL  1 VES 2 NO  1S THERE AN INCINE  1 NO 2 YES WITH  3 YES WITHOUT AIR POINO OF ELEVATORS TO BE  NUMBER OF OFF STREET	PPLY  EXISTS PROPOSED  EXISTS PROPOSED  EXISTS PROPOSED  AIR CONDITIONING  RATOR  AIR POLLUTION CONTROL  LUTION CONTROL  EINSTALLED  PARKING SPACES	20 SWIND 21 TANK 22 TRANK 22 TRANK 23 OTHE 23 OTHE  1. TOTAL NO 3 ONE BEDE 4 TWO BEDE 5 THREE BE 6 TOTAL NO	RESIDENT SINGLE FAMIL OF BEDROOMS	TAL ONLY Y UNITS LY UNITS TMENTS HA	<u>Y</u>
B. OWNERSHIP    PRIVATELY OWNED   ESTIMATED COST OF MATERIAL & LABOR    D. TYPE OF (   MALONRY   WOOD FRAME   TYPE OF HI    LAS   OIL   TYPE OF SEW   PRIVATE SYSTEM   SEPTIC   PRIVY	2 PUBLICLY OWNED  1.500 00  SPIRE  CONSTRUCTION  3 STRUCTURE STEEL  4 RENF CONCRETE  EATING FUEL  3 ELECTRICITY  4 COAL  AGE DISPOSAL  EXISTS PROPOSED  EXISTS PROPOSED  EXISTS PROPOSED	CHECK APPROPRIATE CATEGO  24 PROPOSED USE(S)  24 PROPOSED USE(S)  EXISTING USE(S)  TYPE OF WATER SU  1 PUBLIC SYSTEM  2 PRIVATE SYSTEM  1S THERE CENTRAL  1 VES 2 NO  1S THERE AN INCINE  1 NO 2 YES WITH  3 YES WITHOUT AIR POINO OF ELEVATORS TO BE  NUMBER OF OFF STREET	PPLY  EXISTS PROPOSED  EXISTS PROPOSED  AIR CONDITIONING  RATOR  AIR POLLUTION CONTROL  LIUTION CONTROL  ENSTALLED  PARKING SPACES  CORS  AIR HAVE CAREFUL  AIR HAVE CAREFUL	20 SWIM 21 TANK 22 TRANK 23 OTHE 23 OTHE  1. TOTAL NO 4 TWO BEDE 4 TWO BEDE 5 THREE BE 6 TOTAL NO 7 TOTAL  LY READ THIS APP	RESIDENT SINGLE FAMIL OF BEDROOMS WILTI FAMIL OW MANY APAR OV INO SEPARATE BEG ROOM ROOMS DROOMS OR MORE OF BEDROOMS NO, OF APAR	TAL ONLY Y UNITS LY UNITS TMENTS HA	Y VE
B. OWNERSHIP    PRIVATELY OWNED   PRIVATELY OWNED   PRIVATELY OWNED   PRIVATE CONT OF MATERIAL & LABOR    D. TYPE OF (   MALOHRY   WOOD FRAME   TYPE OF HI   LAS   ONL   TYPE OF SEW   PRIVATE SYSTEM   PRIVATE SY	2 PUBLICLY OWNED  1.500 00  SPIRE  CONSTRUCTION  3 STRUCTURE STEEL  4 RENF CONCRETE  EATING FUEL  3 ELECTRICITY  4 COAL  AGE DISPOSAL  EXISTS PROPOSED  EXISTS PROPOSED  EXISTS PROPOSED	CHECK APPROPRIATE CATEGO  24 PROPOSED USE(S) A 2  EXISTING USE(S)  TYPE OF WATER SU  1 PUBLIC SYSTEM  1S THERE CENTRAL  1 VES 2 NO  1S THERE AN INCINE  1 NO 2 YES WITHOUT AIR POINO OF ELEVATORS TO BE NUMBER OF OFF STREET  ENCLOSED	PPLY  EXISTS PROPOSED  EXISTS PROPOSED  EXISTS PROPOSED  AIR CONDITIONING  RATOR  AIR POLLUTION CONTROL  LILUTION CONTROL  E MISTALLED  PARKING SPACES  CONS. AIR AND THAT IT	20 SWIND 21 TANK 22 TRANK 22 TRANK 23 OTHE 23 OTHE 23 TOTAL NO 3 ONE BEDE 4 TWO BEDE 5 THREE BE 6 TOTAL NO 7 TOTAL LY READ THIS APPRIATE STATE RE	RESIDENT SINGLE FAMIL OF BEDROOMS WILTI FAMIL OV INO SEPARATE BEE ROOM ROOMS DROOMS OR MORE OF BEDROOMS	TAL ONLY Y UNITS LY UNITS ITMENTS HA	Y VE
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20NHNG: Petrbon for Variance for a side OFFICE OF LOCATION: Southeast side of Fargreen Road, 179-31 feel Northeast of Sollers Dundalk Eagle 9.30 A.M. PUBLIC HEARING: Room 106, County Office 38 N. Dundalk Ave. Dundalk, Md. 21222 March 5, 19 80 County, by authority of the Zoning Act and Regulations of Baltimore County, and hold a Petroon for Variance to permit a side yerd THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner, per Sondra A.Jones, in matter of petition of John A. Walker setback of 5 feet in heu of the required 10 feet. The Zonneg Regulation to be excupled as intows
Section 1802.3C.1 - side yard setback
All that percel of land in the Twelfth
District of Baltimore County
Beginning at a point 179.31 feet northsest of Sollers Point Road, as recorded in the
Land Records of Baltimore County in Plat of
Book C.H.K. No. 13, Folio 23, in the Plat of The Dundalk Eagle a weekly news-xxmxmxmxmxmxmxmxmxmxmxmxmxmxmxgkeeggivenweeks before the Dundalk, Lot 14, otherwise lenows as 7827 Fargreen Road, in the 12th Electron 29thday of February, 1980; that is to say, District.

Being the property of John & Walker, et the same was inserted in the issues of Being the property of John & Walley, of List, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 18, 1980 of 9:30 A.M.

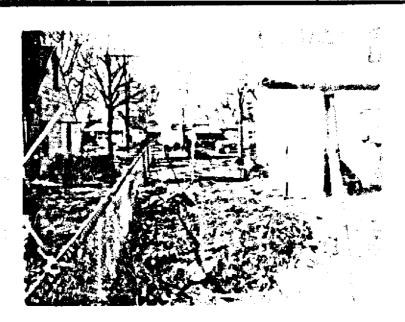
Public Hearing Room 106, County Office Building 111 W. Chesapeane Avenue.

Towson, Maryland.

BUY ORDER OF DOUBLES OF BUILDING COMMISSIONER OF BRITIMORE COUPTY FEbruary 28, 1980 Kimbel Publication, Inc.

AS THE PROPERTY OF SERVICE STATES

CERTIFICATE OF PUBLICATION



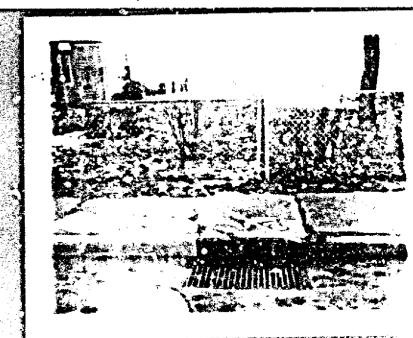
(F.C. 1811)

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11-

Item 62

1 1



PLAT to ACCOMPANY PETITION for VARIANCE

THE JOHN A. WALKER
-ELECTION DIST. No. 12 - ZONED D.R. 5.5

BALTIMORE COUNTY OFF 'CE OF PLANNING & ZONING

County Office Building

Filing Fee \$ 2500

VICKITY INC

Petitioner Tanette Welken

Petitioner's Attorney ---

hearing date.

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received this 6H day of Siplemen, 1979\*

\*This is not to be interpreted as acceptance of the Petition for assignment of a

William E. Hammond, Zoning Commissioner

Submitted by Jeanetter Walker

Reviewed by Dilac ctite.

\$ 7827 PAIRGREEU PD.

REVISED 2/14/80 DUNITALK- FLAT No. 7

LUCATE 5' EASEMUNT LOT 14, BUK. 2. BOOK No. 13. FOLIO No. 22

PUBLIC GENERAGE 9' WATER EXISTING

IN FAIRGREEN F.D.

OWNERS WILL TAXE FULL RESPONSIBILITY

AS TO THE INFORMATION PROVIDED ON

SAID PLOT IMEPARED BY EALTO, TO

### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John க. க் Jeanette \_\_\_\_legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section\_1B02.3C.1 to permit a side yard setback of

5' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This proposed addition would allow us to consolidate our utilities and separate them from our living quarters. Our house is presently heated by a space heater centrally located in our living room. Above the space heater, on the second floor, is our hot water heater. In the past, the water heater has ruptured; flooding the heating system & our living room. Because of our extremely small kitchen, the clothes dryer & freezer are located in the rear of our garage. This proposed addition would allow centralization of all our utilities: water heater, furnace, freezer, washer, and dryer.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balintere County adopted pursuant to the Zoning Law For Baltimore County. Contract purchaser ddress 7827 Fairgreen Road Bultimore, Md 21222 288-2950 Protestant's Attorney Petitioner's Attorney

of February, 19380, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Paltimore County in Room 106, County Office Building in Towson, Baltimore

\_\_\_day of\_\_\_\_March\_ A. M.

RE: PETITION FOR VARIANCE SE/S of Fairgreen Rd., 179.31'

: BEFORE THE ZONING COMMISSIONER

NE of Sollers Point Rd., 12th District OF BALTIMORE COUNTY

JOHN A. WALKER, et ux, Petitioners : Case No. 80-186-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

\_\_\_\_

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. John A. Walker, 7827 Fairgreen Road, Baltimore, Maryland 21222, Petitioners.

## BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

000

FOR

RECEIVE

March 14,1980

Zoning Commissioner of Baltimore County.

Nicholas B. Commodari Chairman MEMBERS

Burcau of

Engineering

Department of

Fire Provention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Traffic Engineering

State Reads Commission

Mr. & Mrs. John A. Walker 7827 Fairgreen Road Baltimore, Maryland 21222

RE: Item No. 62

Petitioners - John A. Walker, et ux Variance Petition

Dear Mr. and Mrs. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of the fact that revised site plans were submitted indicating that the proposed addition will not be constructed over the utility easement along the south property line, this petition was scheduled for a hearing.

Particular attention should be afforded to the revised comments of the Department of Permits and Licenses concerning the excavation for the proposed construction.

Item No. 62 Page Two March 14, 1980

Enclosed are all comments submitted to this office from the Committee Member, at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:sj enclosures



THORNTON M. MOURING DIRECTOR

November 16, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #62 (1979-1980) Property Cwner: John A. & Jeanette L. Walker S/ES Fairgreen Rd. 179.31' N/E Sollers Point Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'. pistrist: 12th

E-SW Key Sheet 19 SE 21 Pos. Sheet

SE 5 F Topo

110 Tax Map

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

There is a public 10-inch sanitary sewer within the "10-foot wide public path", and there is a public storm drain along the southeasterly side of this property. The utilities were constructed by The Dundalk Company, and are now County maintained.

There is a 5-foot utility reservation in the adjoining Lot 15, contiguous to the common side property line of Lots 14 and 15, Block 2, shown on "Dundalk Plat No. 7", recorded C.H.K. 13, Folio 22 and 23. However, the size of the storm drain (18 or 24-inch) and its centerline alignment, and thus the location of the drain relative to this Lot 14 and the existing and proposed improvements thereon is unknown. It is the responsibility of the Petitioner to locate and indicate the relationship of the existing storm drain to his property line and proposed addition.

A drainage and utility easement, a total of 10 feet in width, is required for County maintenance of this storm drain. The easement is to be centered upon the existing storm drain; therefore, any additional width necessary, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements. During the course of future construction on this property, protection must be afforded by the contractor for this public storm drain. Any damage sustained would be the full responsibility of the Petitioner.

Chief, Bureau of Engineering

cc: D. Grise, J. Somers, J. Wimbley

7827 Fairgreen Road Baltimore, Maryland 21222

of February , 1980.

Petitioner's Attorney

Mr. & Mrs. John A. Walker

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this \_\_\_\_\_\_ day

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner John A. Walker, et ux

\_Reviewed by://www. Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker Location: SE/S Fairgreen Road 179,31' NE Sollers Point Road Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10' District: 12th

This office has reviewed the subject putition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Planner III Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Paltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Beltimore County, this 23 day of March, 1980, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling, in accordance with the site plan, revised February 14, 1980, should be and the same is GRANTED, nd after the date of this Order, subject, however, to the following restric-

> 1. In the construction of the addition, there shall be no encroachment, by footing, roof overhang, or otherwise, into the five foot drainage and utility easement running parallel with and adjacent to the southern property line.

FOR

RECEIVED

ORDER

DATE

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the ariance(s) to permit

Zoning Commissioner of Baltimore County

October 15, 1979

MICROFILMED



DONALD ROOP, M.D., M.P.H.

DEPUTY STATE AL C COUNTY HEALTH OFFICER

November 14, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

are anticipated.

IJF/JRP/fth&

Comments on Item #62, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

John A. & Jeanette L. Walker SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd. D.R. 5.5 Variance to permit a side setback of 2.5: in

lieu of the required 10'. District: 12th

Metropolitan water and sewer exist; therefore, no health hazards

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

MICROFILMED



October 8, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner John A. & Jeanette L. Walker

Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.

Ttem No. 62

Zoning Agenda: Meeting of 9/25/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments. at this time.

Planning Group Fire Prevention Bureau Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR.

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item # 62 Zoning Advisory Committee Meeting, February 26, 1980

Property Owner: John A. & Jeanette L. Walker Location: S/E/S Fairgreen Road 1/9.31' NE Sollers Point Road Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978,

X B. A building/ \_\_\_\_permit shall be required before beginning construction. maybe
Residential: Three sets of construction drawings / required to file a permit

application. Architect/Engineer seal is/is not required.

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Ealtimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

. Comments - The owner is advised that any work requiring excavation on the pipe location within the basement could result in foundation problems unless the testings are provided at a depth below any proposed or existing piping.
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to

be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

CEB: TT1

PRODRTY DESCRIPTION

OWNER: John A. Walker

ADDRESS: 7827 Fairgreen Road Baltimore, Maryland 21222

BEGINNING at a point 179.31 feet northeast of Sollers Point Road, on the south side of Fairgreen Road, as recorded in the Land Records of Baltimore County in Plat Book C. H. K. No. 13, Folio 23, in the Plat of Lot 14, otherwise known as 7827 Fairgreen Road, in Dundalk,

the 12th Election District.

BAL MORE COUNTY, MARYI ND

INTER-OFFICE CORRESPONDENCE

February 22, 1980

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-186-A Item 62

SUBJECT\_\_\_\_\_

Petition for Variance for a side yard setback Southeast side of Fairgreen Road, 179.31 feet Northeast of Sollers Point Road Petitioner - John A. Walker, et ux

Twelfth District

HEARING: Tuesday, March 18, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Heeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63, Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, Wich Tetward W. Nick Petrovich, Field Representative

ALVIN LORECK

MRS. MILTON R. SMITH, JR.

Charles E. Burnham, Chief

drawing submitted to the office of Planning and Zoning and are not

Comment. Walls within 3'-0 of property line shall be solid masonry to comply with Item "G" above or be non-combustible.

NOTE: These comments reflect only on the information provided by the

to be construed as the full extent of any permit.

JOSEPH N. MCGOWAN, PRESIDENT

beteice dura

JUL 22 1930

department of permits and license TOWSON, MARYLAND 21204

Office of Planning and Zoning

Existing Zoning: D.R. 5.5

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

are as follows:

required 10'.

District:

Mr. William E. Hammond, Zoning Commissioner

The items checked below are applicable:

1970 Edition and the 1971 Supplement,

application for a building permit.

of property line.

an application for a building permit.

Building Code. See Section

Comments on Item #62 Zoning Advisory Committee Meeting, September 25, 1979

Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the

Property Owner: John A. & Jeanette L. Walker NE Sollers Point Road Location:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)

X B. A building permit shall be required before construction can begin.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an

F. Three sets of construction drawings with a registered Maryland

Architect or Engineer's original scal will be required to file

XG. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"

H. Requested setback variance conflicts with the Baltimore County

C. Additional \_\_\_\_\_\_Permits shall be required.

and other applicable codes.

JOHN D. SEYFFERT

REVISED PLANS

ATB 1 9 '80 AM

OFFICE OF PLANNING & ZONING

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	STEPA BARIMORE COUNTY		
	( ) ( ) ( ) DALTIMORE COUNTY ( ) OFFICE OF PLANELISS & ZONING		
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	494 0000	•	
	WILLIAM E. HAMMOND		
	ZONING COMMISSIONER	March 25, 1980	
; }	Mr. & Mrs. John A. Walker		
	7827 Fairgreen Road		
	Baltimore, Maryland 21222		
		RE: Petition for Variance	
* *		SE/S of Fairgreen Road,	179.31
1		NE of Sollers Point Road	
Î		Election District	
		John A. Walker, et ux -	
		Petitioners	
		NO. 80-186-A (Item No.	62)
	Dear Mr. & Mrs. Walker:		
	Dear Wil, & Wils. Walker:		
	I have this date passed my Or	der in the above referenced matter	in ac-
	cordance with the attached.		
			· · · · · · · · · · · · · · · · · · ·
		Very truly yours,	*,
		64 65/1-	~
	•	Hilliam & Old	مستوسف دييت
		WILLIAM E. HAMMOND	
		Zoning Commissioner	
•	WEH/srl	•	
	Attachments		
	Attacimients	•	
	cc: John W. Hessian, III, Esquire		
	People's Counsel		
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1 sign

SE/S of Fairgreen Road, 179.31

WEH/srl	
Attachments	
cc: John W. Hessian, III, Esquire	
People's Counsel	2/Ele-519-1-
	Zoning Commissioner
	25017 11
PETITION MAPPING PROGRESS SHEET	PETITION FOR VARIANCE CERTIFICATE OF PUBLICATION
Wall Map Original Duplicate Tracing 200 Sheet	ZONING: Petition for Variance for a side yard setback LOCATION: Southeast side of Port
FUNCTION date by date by date by date by	of Soliana Dalas Northeast
Descriptions checked and outline plotted on map	PUBLIC HEARING: Room 106. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  THIS IS TO CERTIFY, that the annexed advertisement v
Petition number added to outline	The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  Petrion for Variance to permit a
Denied	side yard setback of 5 feet in iteu of the required 10 feet  The Zoning Regulation to be excepted as follows:  Section 1802.3C.1—side yard setback All that parcel of land in the
Granted by	Twelfth District of Baltimore County  Beginning at a point 179.81 feet northeast of Sollers Point Road, on the south selections of Sollers Point Road, on the sollers Point Road, on the sollers Road Road Road Road Road Road Road Road
ZC, BA, CC, CA	as recorded in the Land Records of 19_80.
Revised Plans:  Change in outline or descriptionYesNo	of Dundalk, Lot 14, otherwise known as 7827 Fairgreen Road, in the 12th Election District.  Being the property of John A.  Walker, et us.
Previous case: 73-/54 A Map #	Hearing Date: Tuesday, March 18, 1950 at 9:30 A.M.  Public Hearing: Poor to G.  Cost of Advertisement. \$
Other cause in the ones	Avenue, Towson, Mary; 1  By Order Of  WILLIAM B. HAMMOND
80-186-9	Zoning Commissioner of Baltimore County Feb. 28.
CERTIFICATE OF POSTING	
ZONING DEPARTMENT OF BALTIMORE COUNTY  Towson, Maryland	
2///	
Date of Posting 3/1/80	
Posted for: Letatain for 1 garand  Petitioner: John St. 15 Taingreen M., 179,31' NE  Location of property: 5E 15 Taingreen M., 179,31' NE	5.41
Location of property: 5£ 15 Taingreen Pel 179,31' NE	6. 85 8. 86 8. 86
Soller PC, (id.	2 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Location of Signs: front of property (7827 Caureples let)	#136_4 #25.   136_4   136_5
Demorker	
Posted by Selan Colombon Date of return: 2/4/80	TION ON SIGNATION OF SIGNATION ON SIGNATION OF SIGNATION ON SIGNATION OF SIGNATION
Signature	RAYL TO O O O O O O O O O O O O O O O O O O

Mr. William E. Hammond

Towson, Maryland 21204

Room 109, County Office Building

**Building Permit Application** 

12th Election District

We, the undersigned, being the owner of the above mentioned property

We hereby relieve our builder, Baltimore County Maryland and you

and the appliant for the above referenced building permit, do hereby acknowl-

edge that we are fully aware of your Order being subject to a thirty (30) day

appeal period, but wish to go alread with the construction of improvements on

from any liability or responsibility in this matter and agree to assume any

the appeal period if an appeal is filed after construction has begun.

and all financial responsibility for any consequences which might arise during

the property prior to the expiration of said appeal period.

Zoning Commissioner

Dear Mr. Hammond:

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OWNERS NAME				ſ	25017		PILINCY
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BUILDING CONTRACTOR	OWNER		<u> </u>		_	12	
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20NHNG: Petrbon for Variance for a side OFFICE OF LOCATION: Southeast side of Fargreen Road, 179-31 feel Northeast of Sollers Dundalk Eagle 9.30 A.M. PUBLIC HEARING: Room 106, County Office 38 N. Dundalk Ave. Dundalk, Md. 21222 March 5, 19 80 County, by authority of the Zoning Act and Regulations of Baltimore County, and hold a Petrtion for Variance to permit a side yerd THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner, per Sondra A.Jones, in matter of petition of John A. Walker setback of 5 feet in heu of the required 10 feet. The Zonneg Regulation to be excupled as intows
Section 1802.3C.1 - side yard setback
All that percel of land in the Twelfth
District of Baltimore County
Beginning at a point 179.31 feet northsest of Sollers Point Road, as recorded in the
Land Records of Baltimore County in Plat of
Book C.H.K. No. 13, Folio 23, in the Plat of The Dundalk Eagle a weekly news-xxmxmxmxmxmxmxmxmxmxmxmxmxmxmxgkeeggivenweeks before the Dundalk, Lot 14, otherwise lenows as 7827 Fargreen Road, in the 12th Electron 29thday of February, 1980; that is to say, District.

Being the property of John & Walker, et the same was inserted in the issues of Being the property of John & Walley, of List, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 18, 1980 of 9:30 A.M.

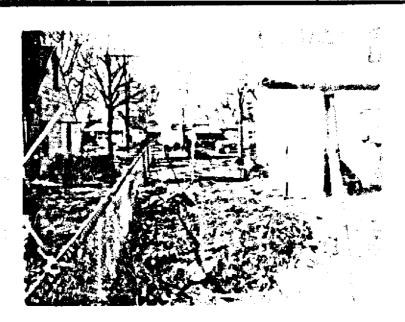
Public Hearing Room 106, County Office Building 111 W. Chesapeane Avenue.

Towson, Maryland.

BUY ORDER OF DOUBLES OF BUILDING COMMISSIONER OF BRITIMORE COUPTY FEbruary 28, 1980 Kimbel Publication, Inc.

AS THE PROPERTY OF SERVICE STATES

CERTIFICATE OF PUBLICATION



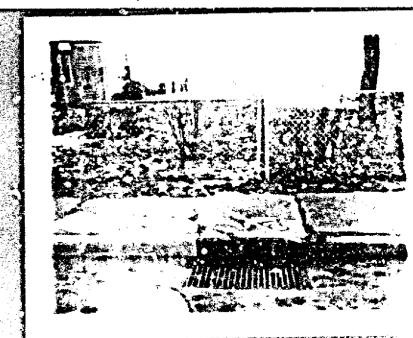
(F.C. 1811)

1:5

11-

Item 62

1 1



PLAT to ACCOMPANY PETITION for VARIANCE

THE JOHN A. WALKER
-ELECTION DIST. No. 12 - ZONED D.R. 5.5

BALTIMORE COUNTY OFF 'CE OF PLANNING & ZONING

County Office Building

Filing Fee \$ 2500

VICKITY INC

Petitioner Tanette Welken

Petitioner's Attorney ---

hearing date.

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received this 6H day of Siplemen, 1979\*

\*This is not to be interpreted as acceptance of the Petition for assignment of a

William E. Hammond, Zoning Commissioner

Submitted by Jeanetter Walker

Reviewed by Dilac ctite.

\$ 7827 PAIRGREEU PD.

REVISED 2/14/80 DUNITALK- FLAT No. 7

LUCATE 5' EASEMUNT LOT 14, BUK. 2. BOOK No. 13. FOLIO No. 22

PUBLIC GENERAGE 9' WATER EXISTING

IN FAIRGREEN F.D.

OWNERS WILL TAXE FULL RESPONSIBILITY

AS TO THE INFORMATION PROVIDED ON

SAID PLOT IMEPARED BY EALTO, TO